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MEETING OF THE COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS

TUESDAY, SEPTEMBER 10, 2019, AT 10:00 A.M.
CITY COUNCIL CHAMBERS, CITY HALL

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. Public Commentary
- IV. New Business
- V. Adjournment

Each person participating in public comment shall have up to four minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

Items on this Agenda
Appear in Reverse Numerical Order,
According to Ward

NO. 20096-T1 (48th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5540

Common Address: 5356 N. Sheridan Road

Applicant: MCZ Sheridan, LLC

Owner: Tempus Group Holding LLC-5356 Sheridan

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-3, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change to permit a new four-story, fifty (50) unit residential building at the subject property. The proposed building will be 52 feet-1 inch in height. Onsite parking for twenty-one (21) vehicles will be provided. The subject property is located within 1,320 linear feet of the entrance to the Berwyn Red Line (CTA) Station. The Applicant is seeking a reduction in the required off-street parking from fifty (50) spaces to twenty-one (21) spaces, pursuant to the Transit Oriented Development (TOD) Ordinance.

NO. 20114 (48th/47th WARDS) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5584

Common Address: 5046-5056 N Broadway, 1200 W Winnemac Ave, 5077 N Broadway, 5051-5063 N Broadway and 1125 W Winona St.

Applicant: 5050 North Broadway Property, LLC

Owner: 5050 North Broadway Property, LLC

Attorney: Katie Jahnke Dale-DLA Piper LLP

Change Request: Residential-Business Planned Development No. 1347 to Residential-Business Planned Development No. 1347, as amended

Purpose: The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 1347 to Residential-Business Planned Development No. 1347, as amended, to allow for the addition of school and daycare as permitted uses to accommodate a ground floor retail tenant in the building located at 5060 North Broadway. No other physical changes or modifications are proposed.

NO. 20072-T1 (47th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5517

Common Address: 4515-21 N. Ravenswood Avenue

Applicant: Prince of Tides, LLC

Owner: Prince of Tides, LLC

Attorney: Thomas S. Moore

Change Request: M1-2, Limited Manufacturing/Business Park District to C3-2, Commercial, Manufacturing & Employment District

Purpose: The applicant seeks to become code-compliant in order to establish an indoor/outdoor medium event space Public Place of Amusement (PPA) license for Beyond Design, Inc., located in the existing 1-story office-use/venue building, 24 feet in height, with a 4-car detached garage. The existing office-use/venue, approximately 7,928 sq. ft., existing open yard space, approximately 6,753 sq. ft., existing building (office space will remain) and existing garage will remain with no changes. The applicant will seek relief, as necessary, for additional required parking and any other PPA regulations.

NO. 20104-T1 (46th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5550

Common Address: 3501 N. Pine Grove Avenue

Applicant: Maynard-3501 Pine Grove, LLC

Owner: Maynard-3501 Pine Grove, LLC

Attorney: Bridget O'Keefe

Change Request: RM5, Residential Multi-Unit District to RM5.5, Residential Multi-Unit District

Purpose: The building was built in 1923 and currently contains 16 dwelling units with 0 parking. The purpose of the Type 1 rezoning request is to increase the unit count to up to 21 units and seek variations for the required 5 parking spaces and rear yard open space from the Chicago Zoning Board of Appeals.

NO. 20088-T1 (46th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5535

Common Address: 4738-4750 N. Winthrop Avenue

Applicant: Lawrence 1101 LLC and Fulton West Loop Cedar Lawrence LLC (jointly)

Owner: Lawrence 1101 LLC and Fulton West Loop Cedar Lawrence LLC (jointly)

Attorney: Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-5, Neighborhood Mixed-Use District

Purpose: The applicant proposes to develop the subject property with a four (4) story, with a rooftop stair enclosure, 84-unit, 60.5-foot tall residential building with 39 off-street parking spaces. There will not be any ground floor commercial space. The subject property is within 600 feet of a CTA station so the applicant intends to reduce the parking count to 39. The applicant also intends to seek variations for front and rear yard relief.

NO. 20086 (44th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5533

Common Address: 3608-3610 N. Southport

Applicant: JIA Bosworth, LLC

Owner: JIA Bosworth, LLC

Attorney: Katriina S. McGuire/Thompson Coburn LLP

Change Request: Planned Development 1047 to B3-2, Community Shopping District

Purpose: The property is improved with one approximately 3,798 square foot 35 ft. tall 2 & 3 story building used for a dog day care and one approximately 500 square foot, 15 foot tall, 1 story restaurant building. No changes to the buildings are planned. There is no existing parking onsite.

NO. 20116 (44th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5598

Common Address: 3450-3480 N. Broadway and 645-653 W. Cornelia Ave

Applicant: Broadway & Harbor, LLC

Owner: Broadway & Harbor, LLC

Attorney: Schain Banks Law

Change Request: RM5, Residential Multi-Unit District & B3-2, Community Shopping District to B3-3, Community Shopping District then to a Residential Business Planned Development

Purpose: The purpose of the rezoning is to allow for a Residential Business Planned Development. The building will be 8 stories for a height of 82'0" to top residential floor with 105'0" elevator overrun. 8,880 SF of commercial and 107 parking spaces will be on the ground floor with 246 residential dwelling units on floors 2-8 with a rooftop deck and 129 bicycle spaces.

NO. 20117 (42nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5518

Common Address: 1-39 W. Wacker Dr., 200-240 N. State St., 2-40 W. Lake St. and 209-241 N. Dearborn St

Applicant: CWI Chicago Hotel, LLC

Owner: Chicago Atlantic, LLC (F/D/A Chicago Atlantic LP)

Attorney: Paul Kolpak

Change Request: Business Planned Development No. 381 to Business Planned Development 381, as amended

Purpose: The purpose is to construct approximately 4,120 square feet Financial institution in the sub-area adjacent to the Renaissance Hotel. The existing hotel will remain within a 4,120 square foot addition for the financial institution.

NO. 20101-T1 (42nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5544

Common Address: 180 W. Randolph Street

Applicant: 180 West Randolph, LLC

Owner: Q180 Randolph Propco, LLC

Attorney: Paul Shadley & Liz Butler—DLA Piper LLP (US)

Change Request: Central Area Parking Planned Development No. 997 to DC-16 Downtown Core District

Purpose: The Applicant requests a Type 1 rezoning of the subject property from the Central Area Parking Planned Development No. 997 to the DC-16 Downtown Core District in order to authorize the construction and operation of a 13-story building containing approximately 169,500 square feet of commercial uses including a hotel, with a maximum of 310 hotel rooms and accessory/incidental uses. The structure is proposed to measure 140 feet in height and contain 0 dwelling units. The Property will contain 0 parking spaces. The hotel will contain less than 15,000 square feet of meeting space and therefore no parking is required.

NO. 20091 (40th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5557

Common Address: 2763 W. Lawrence Avenue

Applicant: Alan Coyle

Owner: Alan Coyle

Attorney: Gordon & Pikarski

Change Request: B1-2, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The property will be used as a new-construction, 3-story, six residential-dwelling-unit building. The project will provide three parking spaces (3 required parking per TOD ordinance) and seeks zoning relief to waive the three remaining parking spaces. No commercial is proposed. The building height will be 38 feet 9 inches.

NO. 20106-T1 (37th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5536

Common Address: 4201 W. Division Street

Applicant: DIVKEE, LLC

Owner: DIVKEE, LLC

Attorney: Lawrence M. Lusk

Change Request: C1-1, Neighborhood Commercial District to RM6, Residential Multi-Unit District

Purpose: Existing 3 story mixed use building - convert to 5 residential dwelling units on the first floor. 2nd and 3rd floor shall remain residential dwelling units, for a total of 13 residential dwelling units, no commercial space and no onsite parking; existing building height shall remain at approximately 40 feet.

NO. 20129-T1 (36th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5690

Common Address: 1906-08 North Cicero Avenue

Applicant: Herrera Property Management, LLC

Owner: Herrera Property Management, LLC

Attorney: Law Offices of Mark J. Kupiec & Assoc.

Change Request: RS3, Residential Single-Unit (Detached House) District to C2-2 Motor Vehicle-Related Commercial District

Purpose: First floor commercial unit - operate an awning / sign fabricating company, approximately 5,000 square feet of commercial space; existing 1 dwelling unit to remain with no change; existing parking to remain; existing 2 story building, no changes to the existing height are being proposed.

NO. 20093-T1 (35th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5553

Common Address: 2200 N. Keeler Avenue, 4200 W. Palmer Street

Applicant: Daniel Tinoco

Owner: Daniel Tinoco

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change to bring into compliance an existing fifth dwelling unit located within the existing multi-unit residential building at the subject site. No changes are proposed to the height, FAR, setbacks, or footprint of the building. Onsite garage parking for two (2) cars will continue to be provided. Because the building is more than 50 years old, no additional parking is required to serve the one (1) additional unit.

NO. 20121-T1 (33rd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5559

Common Address: 2448 W. Diversey Avenue

Applicant: Padraig McGuire

Owner: Nelson Dagio

Attorney: Daniel G. Lauer, Esq.

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant intends to construct a 4-Story, three (3) dwelling unit building with a basement. There will be three (3) garage parking spaces at the rear of the property. The footprint of the building shall be approximately 21 feet by 62 feet 4 inches in size. The Building height shall be 47 feet 2 inches, as defined by City Code.

NO. 20090-T1 (33rd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5558

Common Address: 2973 North Elston Avenue

Applicant: Jessica Walters

Owner: Jessica Walters

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: M1-2, Limited Manufacturing/Business Park District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To continue the residential use within the existing one dwelling unit at the subject property and to allow establishment of a shared housing unit within the existing dwelling unit; no commercial space proposed; no existing parking; the existing one-story building, approximately 18 feet in height, to remain with no changes as to the floor area or its height.

NO. 20123-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5564

Common Address: 2016 West Webster Avenue

Applicant: EZMB, LLC

Owner: EZMB, LLC

Attorney: Daniel G. Lauer, Esq.

Change Request: B2-2, Neighborhood Mixed-Use District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant intends to construct a 4-Story, three (3) dwelling unit building with a basement. There will be three (3) garage parking spaces at the rear of the Property. The footprint of the Building shall be approximately 19 feet by 71 feet in size. The building height shall be 45 feet high, as defined by City Code.

NO. 20120-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5579

Common Address: 1545-1549 West Diversey Parkway

Applicant: EZMB, LLC

Owner: The Delores Prato Trust dated April 11, 2008 and The Harry Prato and Ann Prato Trust dated February 8, 2006

Attorney: Daniel G. Lauer, Esq.

Change Request: M1-2, Limited Manufacturing/Business Park District and RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant intends to construct two new 3-Story, three (3) dwelling unit buildings. There will be a three (3) car garage at the rear of each Property. The footprint for 1545 W. Diversey shall be approximately 23 feet 11 1/16 inches by 62 feet 8 inches and for 1549 West Diversey the footprint shall be approximately 24 feet by 62 feet 8 inches in size. The Building height for each Property shall be 37 feet 10 inches high, as defined by City Code.

NO. 20082-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5529

Common Address: 2641-45 North Clybourn Avenue

Applicant: The Dragovich Family Limited Partnership

Owner: The Dragovich Family Limited Partnership

Attorney: Thomas S. Moore

Change Request: M2-3, Light Industry District to B2-1, Neighborhood Mixed-Use District

Purpose: The applicant wishes to convert the ground floor commercial space in an existing 2-story, mixed-use building to all-residential use. Once rezoned, the property will have 1 2-story, mixed-use building (2645 North Clybourn), 24.0' in height. The ground floor will remain a commercial space, approximately 2,000 sq. ft.; the 2nd floor will remain 1 residential dwelling unit. The property will have 1 2-story, all-residential building (2643 North Clybourn), 24.0' in height. The ground floor commercial space will be converted to a residential dwelling unit. The 2nd floor residential unit will remain. After rezoning, the property will have 1 commercial space and 3 residential dwelling units. The existing 2- car detached garage and 2 exterior parking spaces at the rear of the property will remain unchanged.

NO. 20080-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5527

Common Address: 2333 West Montana Street

Applicant: Jonathan Klemm

Owner: Jonathan Klemm

Attorney: Thomas S. Moore

Change Request: M1-2, Limited Manufacturing/Business Park District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The subject property is currently zoned for Manufacturing. The subject property is currently all residential, which is not a permitted use in a Manufacturing District. The applicant would like to rezone the existing 2-story, 2 dwelling unit building, 29.58' in height, will remain with no changes. The applicant would like to rezone the property to legalize the existing use. There is no planned commercial space and no on-site parking at the subject property.

NO. 20094-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5552

Common Address: 1843-1845 North Milwaukee Avenue

Applicant: Zen Yoga Garage, LLC

Owner: Zen Yoga Garage, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: M1-2, Limited Manufacturing/Business Park District to B3-5, Community Shopping District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the physical expansion of the existing one-story commercial-retail (yoga studio) building (3,350.44 square feet approx.), commonly identified as 1845 North Milwaukee Avenue, which yoga studio is presently non-conforming under the current Zoning Ordinance. Part of the expansion plan calls for the erection of a new five-story addition (6,329.16 square feet approx.), at the rear of the existing commercial-retail building, which will be for the exclusive use of the existing yoga studio. The proposed expansion plan also features multiple levels of outdoor amenity and practice space, for the yoga studio, as well as the provision of internal (garage) parking for at least three (3) vehicles, within the grade-level of the existing building - at the rear. *[There is currently zero off-street vehicular parking at the site.] The subject property is located within 1,320 linear feet of the entrance to the Milwaukee-Western Avenue CTA Train Station, and - therefore, the expansion plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance, though no vehicular parking is required for this use at this site, even as expanded. The existing one-story carwash facility (2,205 square feet approx.) will remain unchanged. The existing building, with the proposed five-story addition, will be masonry and steel in construction and will measure 69 feet-10 inches in height.

NO. 20089-T1 (31st WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5549

Common Address: 4433-4439 W. Fullerton Avenue

Applicant: DAG 4433 W. Fullerton, LLC

Owner: DAG 4433 W. Fullerton, LLC

Attorney: Warren E. Silver

Change Request: B2-3, Neighborhood Mixed-Use District to B2-3, Neighborhood Mixed-Use District

Purpose: The property will be changed from a 3-story residential building, 36.83' in height, with two commercial units, one business live-work unit and one dwelling unit at grade, and 20 dwelling units above (total 21 dwelling units), to one commercial unit (1,065 .sf), one business live-work unit (840 sf), and two dwelling units at grade, with 20 existing dwelling units above grade to remain (total 22 dwelling units). No change in height, floor area or setbacks. There currently are no parking spaces and none will be added.

NO. 20070 (30th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5515

Common Address: 3820 West Diversey Parkway

Applicant: Javier Medina

Owner: Javier Medina

Attorney: Thomas S. Moore

Change Request: RS3, Residential Single-Unit (Detached House) District to C2-1, Motor Vehicle-Related Commercial District

Purpose: The applicant wishes to rezone the property in order to bring the zoning district into compliance with the current automotive repair shop use in the existing 1-story building, 14' in height, existing pole sign, 6 parking stalls and exterior storage of vehicles in the existing, asphalt-paved open yard space on the subject property. The existing commercial space measures approximately 2,628 sq. ft. All above listed features will remain as-is with no changes.

NO. 20075 (30th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5522

Common Address: 6309 West Diversey Parkway

Applicant: Susan Narvaez

Owner: Martin Munoz

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

Purpose: To establish a beauty salon within the existing commercial unit at the front of the property; approximately 400 square feet of commercial space; the existing 3 dwelling units will remain with no change; existing height no change proposed: one story in the front and 2-story in the rear; existing parking to remain.

NO. 20105 (30th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5537

Common Address: 3614 West Diversey Parkway

Applicant: 3614 W. Diversey, LLC

Owner: 3614 W. Diversey, LLC

Attorney: Lawrence M. Lusk

Change Request: B3-1, Community Shopping District to B2-2, Neighborhood Mixed-Use District

Purpose: Proposed construction of 4 story, 6-unit (residential) building with 6 parking spaces, No Commercial space and a proposed height of 45 feet.

NO. 20130 (30th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5694

Common Address: 3001-07 N. Austin Avenue

Applicant: Property Match USA, LLC-3001-09 N. Austin

Owner: Property Match USA, LLC-3001-09 N. Austin

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

Purpose: To build a rear one story addition to the existing commercial building to establish a day care center and to continue using the building for commercial uses, approximately total of 8,600 square feet of commercial space is proposed within the building; 3 parking spaces; height (existing and proposed): 17'-3".

NO. 20078-T1 (29th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5525

Common Address: 1654 North Merrimac Avenue

Applicant: 1654 North Merrimac, LLC

Owner: 1654 North Merrimac, LLC

Attorney: Thomas S. Moore

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5.5, Residential Multi-Unit District

Purpose: The applicant wishes to rezone the property in order to add 3 dwelling units in the existing 3-story, 9 dwelling unit building with attached 2-car garage, 27.88' in height for a total of 12 dwelling units. The 3 proposed units will be added to the basement. The attached garage and remainder of the existing building will remain unchanged. There are no planned commercial spaces on-site. The applicant will seek relief, as necessary, to waive any additional required on-site parking.

NO. 20079-T1 (29th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5526

Common Address: 6746-58 West North Avenue

Applicant: Five Thirty One Partners, LLC

Owner: North Columbian, LLC

Attorney: Thomas S. Moore

Change Request: B1-1, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The applicant seeks to rezone the property in order to construct a proposed 4-story, 30 residential dwelling unit building, 59'11" in height, with roof deck, 33 interior parking stalls and 17 interior bicycle parking stalls. There are no planned commercial spaces in the proposed building. The applicant will seek relief as necessary to accommodate the reduced rear yard setback.

NO. 20125 (27th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5669

Common Address: 949 North Elston Avenue

Applicant: Jones Chicago Real Property II, LLC

Owner: Jones Chicago Real Property II, LLC

Attorney: Katriina S. McGuire/Thompson Coburn LLP

Change Request: Planned Manufacturing District No. 2 to a Manufacturing Planned Development

Purpose: The applicant proposes to construct a 32,500 sq. ft., 38'-6" tall vehicle sales building and a 93,000 sq. ft., 50'-0" tall vehicle service and storage building. No changes to the existing, 380,000 sq. ft. vehicle service facility building will be made. The project will include 130 parking spaces.

NO. 20118 (27th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5519

Common Address: 303 West Division/1140 North Wells/202 West Hill

Applicant: Onni Atrium Apartments Limited Partnership

Owner: Onni Atrium Apartments Limited Partnership

Attorney: Edward J. Kus/Taft Stettinius & Hollister LLP

Change Request: Planned Development 136 to Planned Development 136, as amended

Purpose: The development when completed will contain 1,500 units within 3 high-rise towers and one mid-rise building. There will be approximately 1,000 parking spaces. There will be 75,000 SF of office space, with ground-floor commercial. Building heights vary up to 450 feet.

NO. 20113 (27th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5577

Common Address: 158-184 North Ada Street and 1353-1367 West Lake Street

Applicant: Marquette Management, LLC

Owner: Marquette Management, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: Residential-Business Planned Development No. 1384 to Residential-Business Planned Development No. 1384, as amended

Purpose: The Applicant is seeking an amendment to the existing Residential-Business Planned Development No. 1384, and the uses permitted and prescribed therein, in order to establish a restaurant-bar (1,482.25 square feet) within one of the grade-level spaces, within the existing thirteen-story building, at the subject site. The existing thirteen-story building, which contains residential amenity and lobby areas - at grade level and 263 dwelling units - above, will remain unchanged, but for the interior buildout of the proposed restaurant-bar. There is and will continue to be parking for 128 vehicles and 134 bicycles, within the interior of the floor, pursuant to the Transit Oriented Development (TOD) Ordinance. The existing building is masonry, steel and glass in construction and measures 162 feet-5 inches in height.

NO. 20112 (27th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5570

Common Address: 800 W. Lake Street

Applicant: North Park Ventures, LLC

Owner: See application for list of owners

Attorney: Katie Jahnke Dale-DLA Piper LLP (US)

Change Request: C1-1, Neighborhood Commercial District and C2-5, Motor Vehicle-Related Commercial District to DX-7 Downtown Mixed-Use District then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C1-1 Neighborhood Commercial and C2-5 Motor Vehicle-Related Commercial Districts to the DX-7 Downtown Mixed-Use District then to a Business Planned Development to allow for the development of a 265' tall mixed-use building containing hotel, office and eating and drinking establishment uses, an overall 11.5 FAR and accessory and incidental uses.

NO. 20092-T1 (27th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5554

Common Address: 933-37 North Orleans Street

Applicant: I Development, Inc.

Owner: I Development, Inc.

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change to permit a new four-story (with basement), nine (9) unit residential building. Onsite surface parking for five (5) vehicles will be provided at the rear of the subject site. The proposed building will measure 52 feet-11 inches in height. The subject property is located within 1310 feet of the Chicago CTA Brown Line Station and is therefore a Transit-Served Location. The Applicant will seek relief, by way of TOD request, for the parking requirement.

NO. 20074 (27th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5521

Common Address: 2337-45 West Lake Street

Applicant: WJTS, LLC

Owner: WJTS, LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To establish a dog day care (within the existing 4,958 square feet of commercial space) with an outdoor play area; existing 2 dwelling units on the upper floor to remain; 2 parking spaces; existing 2 story, existing height to remain with no changes.

NO. 20071 (27th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5516

Common Address: 1230 W. Augusta Blvd.

Applicant: Christopher Litwin

Owner: Christopher Litwin

Attorney: Frederick E. Agustin, Maundes Foley Tabangay Turner & Agustin, LLC

Change Request: M3-3, Heavy Industry District to B2-2, Neighborhood Mixed-Use District

Purpose: The existing single family residence will remain. The first floor will be renovated with a new addition of around 41 sq. ft. The 2nd floor will be rehabbed with a proposed addition of around 211 sq. ft. The third floor will also be renovated along with an addition of around 691 sq. ft. Further, there will be a green roof along with a roof terrace. When complete, the single family residence will contain a total of 3,770 sq. ft. and a height of 39'-10 5". A car port for two (2) cars will be located at the rear of the property.

NO. 20068-T1 (27th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5513

Common Address: 1447 W. Superior

Applicant: 1447 Superior Holding, LLC

Owner: 1447 Superior Holding, LLC

Attorney: Tyler Manic, Schain Banks Law

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: After rezoning, the building will contain 16 dwelling units with 6 offsite vehicle parking spaces and 21 onsite bicycle spaces. There will be no commercial space. The height of the building will remain the same as existing (31'2). All proposed work will be interior with no changes are being proposed to the exterior of the building. The property is within 1,320 feet of the Chicago and Bishop Route 66 Bus Stop. Relief will be sought for parking reduction of more than 50%.

NO. 20127 (26th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5681

Common Address: 2738 W. Chicago Avenue

Applicant: 2738 W. CHICAGO, INC

Owner: 2738 W. CHICAGO, INC

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: C1-2, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To convert the existing commercial unit into an additional dwelling unit for a total of 4 dwelling units at the property; no commercial space; 4 parking spaces; existing height: 44'-11".

NO. 20126 (26th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5674

Common Address: 2725 W. Potomac Street

Applicant: Dubbs Enterprises

Owner: Dubbs Enterprises

Attorney:

Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: Demolish existing building to construct new 3 story 3 unit dwelling unit bldg. with basement; No Commercial; Proposed 3 onsite parking spaces; Building height to be 49.5'

NO. 20067 (26th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5512

Common Address: 3511 W. Dickens Avenue

Applicant: Brandon Lieberthal

Owner: Brandon Lieberthal

Attorney: Schain Banks Law

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The purpose of the rezoning is to amend the zoning to legalize an existing unit on 3rd floor in a 3 flat building for a total of 3 residential dwelling units and 3 parking spaces. There will be no commercial space. No changes are made to the existing building.

NO. 20083 (25th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5530

Common Address: 969 W. 18th Street

Applicant: Sean Sirkin

Owner: Sean Sirkin

Attorney: Schain Banks Law

Change Request: C1-2, Neighborhood Commercial District to C1-3, Neighborhood Commercial District

Purpose: The purpose of the rezoning is to allow for a proposed 4 story building with 1,200 sq. ft. of ground floor commercial and 3 residential dwelling units above with 3 parking spaces. The building height is 46.6 feet.

NO. 20099 (25th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5541

Common Address: 901-05 West 18th Street

Applicant: Msquared Properties, LLC

Owner: Msquared Properties, LLC

Attorney: Michael Ezgur

Change Request: B2-2, Neighborhood Mixed-Use District to C1-2, Neighborhood Commercial District

Purpose: The subject property measures 6,092.13 square feet and is improved with a four-story mixed-use building with 2,330 square feet of ground floor commercial space, four residential dwelling units above the ground floor, and 5 parking spaces. The Applicant proposes to rezone the property to establish a personal service use massage establishment on the ground floor. No additions to the building are proposed, with the building's existing height remaining at 49'9" and the five existing parking spaces to remain.

NO. 20077 (17th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5524

Common Address: 2606 W. 69th Street (Lithuanian Plaza Court)

Applicant: Landshark Ventures, LLC

Owner: Landshark Ventures, LLC

Attorney: Thomas Schick

Change Request: B1-2, Neighborhood Shopping District to B2-2, Neighborhood Mixed-Use District

Purpose: The purpose of the rezoning is to allow for ground floor residential in an existing 2 story building. The building will have 2 residential dwelling units and 2 parking spaces. There will be no commercial space. There will be no changes to existing building. All work will be interior.

NO. 20107 (16th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5635

Common Address: 6033 South Green Street

Applicant: Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant proposes to build a three-unit, three-story building at the property. There will be 3 parking spaces. The building height will not exceed 38 feet.

NO. 20108 (16th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5650

Common Address: 5958 South Green Street

Applicant: Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant proposes to build a two-unit, two-story building at the property. There will be 2 parking spaces. The building height will not exceed 28 feet.

NO. 20109 (16th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5657

Common Address: 6031 South Green Street

Applicant: Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant proposes to build a three-unit, three-story building at the property. There will be 3 parking spaces. The building height will not exceed 38 feet.

NO. 20110 (16th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5601

Common Address: 6035-6039 South Green Street

Applicant: Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant proposes to build a three-unit, three-story building at the property. There will be 3 parking spaces. The building height will not exceed 38 feet.

NO. 20111 (16th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5607

Common Address: 6101 S. Sangamon Street

Applicant: Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant proposes to build a three-unit, three-story building at the property. There will be 3 parking spaces. The building height will not exceed 38 feet.

NO. 20097 (12th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5539

Common Address: 2434 South Albany Avenue

Applicant: 2434 S Albany, LLC

Owner: 2434 S Albany, LLC

Attorney: Rolando Acosta

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: The subject property is improved with a vacant two-story residential building with one dwelling unit. The Applicant proposes to rezone the property to add four residential dwelling units for a total of five residential dwelling units in the existing building. No additions are proposed and the existing building height of approximately 30.00 feet, will remain. The property currently has two parking spaces, which will remain. The Applicant will file for relief to reduce any additional required parking.

NO. 20102 (12th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5546

Common Address: 2900-02 West Pershing Road

Applicant: Yao Lin

Owner: Yao Lin

Attorney: Gordon and Pikarski

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Lot 47 will maintain the existing two residential dwelling unit building. Lot 48 will be subdivided from Lot 47 and be improved with a single family residence. Lot 47 will maintain its existing height and will seek parking relief through the Zoning Board. No commercial is proposed. Lot 47 will provide 2 parking spaces and reach a height of 30 feet.

NO. 20098-T1 (12th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5538

Common Address: 2454 South Spaulding Avenue

Applicant: 2454 Spaulding LLC

Owner: 2454 Spaulding LLC

Attorney: Rolando Acosta

Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The subject property is improved with a vacant two-story mixed-use building with approximately 800 square feet of ground floor commercial space, one dwelling unit on the second floor, and three parking spaces. The Applicant proposes to rezone the property to convert the existing mixed-use building into a residential building which will have a total of four residential dwelling units, residential use on the ground floor, and no ground floor commercial use. No additions are proposed to the existing building and the existing approximate height of the building (approximately 25.00 feet) and three parking spaces will remain. The Applicant will seek a variation to reduce one required parking space.

NO. 20131 (11th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5617

Common Address: 505-507 W. Root Street

Applicant: Bracken Management, Inc.

Owner: Bracken Management, Inc.

Attorney: Storm Saponaro/ Richard A. Toth; Daley & Georges, Ltd.

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-1.5, Neighborhood Commercial District

Purpose: Banquet hall and entertainment venue uses and licensing for community and charity events. No dwelling units. Approximately 8 parking spaces. Any additional required parking will be provided by a separate application for a special use. One-story high, 3,472 sf brick building.

NO. 20124-T1 (11th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5567

Common Address: 1003-05 West 31st Street

Applicant: Jiarong Zhang & Feng Ming Mei

Owner: Jiarong Zhang & Feng Ming Mei

Attorney: Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

Change Request: RS1, Residential Single-Unit (Detached House) District to B2-2, Neighborhood Mixed-Use District

Purpose: Upon rezoning, the subject property will be improved with a new 3-story mixed-use building, containing two (2) commercial units (1,250-1,270 sq. ft.) within the first floor and four (4) dwelling units above, with two (2) dwelling units ranging from 1,450-1,470 sq. ft. within the second and third floors and five (5) on-site, exterior parking spaces. The overall building height of the proposed building is 48'5".

NO. 20103 (11th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5543

Common Address: 481 West 26th Street

Applicant: Y.M.C. Corp. d/b/a Canton Noodle Co.

Owner: First American Bank, Land Trust #823956

Attorney: Olivia Cheng

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

Purpose: Existing 1-story manufacturing building. Proposed use remains to be the same - manufacturing noodle/flour products. No dwelling units. Existing 3 parking spaces to remain. Existing 5138.6 square footage of commercial space to remain the same. Existing 14' height of building to remain the same.

NO. 20087-T1 (11th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5534

Common Address: 734 West 47th Street

Applicant: The Thresholds, an Illinois not-for-profit corporation

Owner: The Thresholds, an Illinois not-for-profit corporation

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

Change Request: B1-1, Neighborhood Shopping District to B1-3, Neighborhood Shopping District

Purpose: Applicant proposes to construct an approximately 7,000 square foot addition to the existing 8,736 square foot, 2-story building. Upon completion of the addition there will be a total of 16 off-street parking spaces. The maximum building height of the building addition will not exceed 38 feet.

NO. 20128 (10th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5685

Common Address: 8701-8757 S. Baltimore Avenue

Applicant: Baltimore Properties, LLC

Owner: Baltimore Properties, LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: M1-2, Limited Manufacturing/Business Park District to M3-2, Heavy Industry District

Purpose: Contractor's yard and outdoor storage of trucks, trailers, vehicles, and equipment; the existing partially one-story and partially two-story building to be used for an office and accessory truck / trailer repairs (not open to the public); approximately 6,560 square feet of commercial space; existing parking to remain; no changes to the height or floor area of the existing building are being proposed.

NO. 20085 (6th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5532

Common Address: 7810-12 S. Indiana Avenue

Applicant: Gregory Phillips Trust

Owner: Gregory Phillips Trust

Attorney: Lewis Powell III

Change Request: RS2, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant intends to use the subject property to establish two dwelling units in the basement of the existing 2-story with basement four dwelling unit apartment building on a 9,600 square foot lot additionally improved with a four car brick garage and an 18 feet wide two car parking pad, for a total of six units and six off-street parking spaces.

NO. 20100-T1 (5th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5542

Common Address: 6929-61 South Kenwood/ 1348 East 70th Street

Applicant: Space Fund NFP

Owner: City of Chicago

Attorney: Paul Shadle & Liz Butler-DLA Piper LLP (US)

Change Request: M1-2, Limited Manufacturing/Business Park District to C3-1, Commercial, Manufacturing & Employment District

Purpose: The Applicant requests a rezoning of the subject property from the M1-2 Limited Manufacturing/Business Park District to the C3-1 Commercial, Manufacturing and Employment District in order to authorize the construction and operation of an artist work space and community center, and the establishment and operation of landscaped green space for arts and cultural programming. The Property will contain a total of 6,406 square feet of commercial space. The principal structure is proposed to measure 14 feet in height and contain 0 dwelling units. The Property will be served by 0 parking spaces. The Applicant will seek approval from the Zoning Board of Appeals of a Special Use to authorize the operation of a community center. The Property is within 1.320 linear feet of the entrance to the Stoney Island Metra Station and therefore a transit served location parking reduction is requested. Bicycle parking will be provided at a 1 to 1 ratio as required.

NO. 20115-T1 (2nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5590

Common Address: 1960-1980 N. Clybourn

Applicant: 1900 Clybourn Property LLC

Owner: 1970 Clybourn LLC

Attorney: Edward J. Kus/Taft Stettinius & Hollister LLP

Change Request: M2-3, Light Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: The use of the property will continue to be used for retail and other uses as permitted in the C2 District. There is approximately 42,000 SF of commercial space with 37 parking spaces. The height of the existing buildings varies, with the highest portion being 35 feet.

NO. 20095-T1 (2nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5551

Common Address: 413-415 W. North Avenue

Applicant: TeamFight Sports, LLC

Owner: 415 North, LLC

Attorney: Law Offices of Samuel V.P. Banks, Nicholas Ftikas

Change Request: B3-3, Community Shopping District to C1-3, Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning amendment in order to permit an arcade use within the ground floor retail space at the subject property. No changes are proposed to the existing building in terms of floor area, setbacks, or building height. The eight (8) established residential units will remain without change. The subject property is located within 200 linear feet of the Sedgwick CTA Station and so qualifies as a Transit Served Location. Pursuant to the Transit Served Location Ordinance, the building will continue to provide five (5) off-street parking spaces located at the rear of the subject lot, all of which will continue to serve exclusively the residential units at the subject site.

NO. 20119 (2nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5582

Common Address: 1 West Superior Street

Applicant: One Superior Place Fee, LLC

Owner: One Superior Place Fee, LLC

Attorney: Katie Jahnke Dale-DLA Piper LLP (US)

Change Request: Planned Development No. 237 to Planned Development No. 237, as amended.

Purpose: The Applicant requests a rezoning of the subject property from Planned Development No. 237 to Planned Development No. 237, as amended, to add a hotel as a permitted use so that up to 20% of the existing residential units may be utilized for short-term stays. No physical changes to the building are proposed.

NO. 20073-T1 (2nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5520

Common Address: 1162 North Milwaukee Avenue

Applicant: WPA 13, LLC

Owner: WPA 13, LLC

Attorney: Thomas S. Moore

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The applicant wishes to rezone the property in order to construct a proposed 4-story, 14 dwelling unit mixed-use building, 52 feet in height, with 1 ground floor commercial space, approximately 821 sq. ft. There is no planned on-site parking; the applicant will seek to establish the subject property as a transit-served location in order to waive 100% of the required on-site parking.

NO. 20069 (2nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5514

Common Address: 2047 West Augusta Boulevard

Applicant: D. Arthur Roden

Owner: D. Arthur Roden

Attorney: Thomas S. Moore

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: The applicant seeks to construct a proposed 4-story, 3 dwelling unit building, 45 feet in height, with 3 exterior, covered parking stalls at the rear of the property abutting the public alley. There are no planned commercial spaces on-site.

NO. 20076-T1 (1st WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5523

Common Address: 1248 N. Paulina Street

Applicant: James Clough and Suzanne Belinson

Owner: James Clough and Suzanne Belinson

Attorney: Thomas Schick

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The purpose of the rezoning is to allow for ground floor residential in an existing 2 story building with a proposed third story addition. The building will have 3 residential dwelling units and 2 parking spaces. The property is located in a Transit Oriented District. There will be no commercial space. The building height is 40 feet

NO. 20081-T1 (1st WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5528

Common Address: 2209 North Campbell Avenue

Applicant: Robert Glascott Living Trust

Owner: Robert Glascott Living Trust

Attorney: Thomas S. Moore

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5.5, Residential Multi-Unit District

Purpose: The applicant wishes to rezone the property in order to allow the proposed subdivision of 1 zoning lot, measuring 52' x 115' into 2 zoning lots measuring 27' x 115' and 25' x 115'. The applicant proposes to construct a single-family residence on the proposed 25' x 115' zoning lot, which is currently open yard space. The existing 3-story, 6 dwelling unit building, 35'9" in height, on the proposed 27' x 115' zoning lot will remain unchanged but current zoning will not support the density of the existing building on its own single lot. The applicant will seek relief for any non-conforming, existing features and/or waiver of parking requirements, if necessary, after rezoning.

NO. 20084 (1st WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5531

Common Address: 2453-2455 North California Avenue

Applicant: Janusz Godlewski

Owner: Janusz Godlewski

Attorney: Schain Banks Law

Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: The purpose of the rezoning is for the division of a zoning lot measuring 75' x 124.44' into two separate zoning lots. The lot at 2455 N California will be 35' x 124.44' with a proposed 3 story building containing 4 residential dwelling units and 4 parking spaces. The building will not have commercial space and will be 38 feet in height. The lot at 2453 N. California will be 40' X 124.44' and is an existing 3 story 3 residential dwelling unit building with 3 parking spaces. There will be no commercial. The building will remain and no changes will be made. The height is existing at 38.2 feet

NO. 20122-T1 (1st WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5560

Common Address: 1838 West Grand Avenue

Applicant: 1838 W. Grand, LLC

Owner: 1838 W. Grand, LLC

Attorney: Daniel G. Lauer, Esq.

Change Request: M1-2, Limited Manufacturing/Business Park District to B1-3, Neighborhood Shopping District

Purpose: This zoning change is to allow for a commercial space at the existing building located at 1838 West Grand Avenue. The building will have one (1) commercial space on the ground floor and three (3) residential dwelling units above (as existing). There will be no parking provided at the Property and no changes to the existing footprint and height of the building.